

**Item:** \_\_\_\_\_ RESO 08-263

**Fiscal Impact:** \_\_\_\_\_ N/A

**Funding Source:** \_\_\_\_\_ N/A

**Account No:** \_\_\_\_\_ N/A

**Budget Opening Required:** ☐

**Issue:**

Acceptance of a Special Warranty Deed from Coventry III/Satterfield Helm Valley Fair, LLC (owners of the Valley Fair Mall) for property located at 3601 South 2700 West.

**Synopsis:**

A Special Warranty Deed has been signed for dedication of a portion of 2700 West.

**Background:**

Coventry III/Satterfield Helm Valley Fair, LLC are the owners of the Valley Fair Mall property. As a condition of approval for obtaining building permits, dedication of a portion of 2700 West was required. This portion of 2700 West has never been formally dedicated or deeded as public right-of-way. The existing dedicated right-of-way is a 33 foot half width on the east side and needs to be widened to a 69 foot half width to include all existing and proposed public improvements. Dedication of the additional right-of-way across the mall frontage on 2700 West is being deeded to comply with this requirement.

**Recommendation:**

Accept and Record Special Warranty Deed.

**Submitted By:**

Steven J. Dale, P.L.S., Development and Right-of-Way Section Manager